



OIRO £370,000

Yorkland Avenue, Welling, Kent, DA16

2LE

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Reduced for a quick sale

Two double bedroom semi detached bungalow situated in South Welling.

Offered with no onward chain the property is an excellent opportunity for someone to downsize or for first time buyers and buy to let investors.

The property has great potential to extend to the rear and into the loft space which will create a much bigger property.

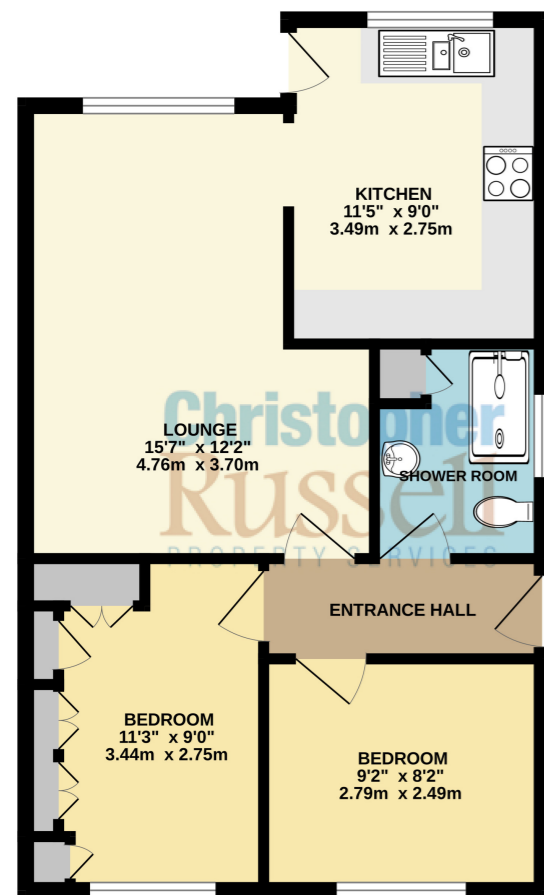
The accommodation comprises, entrance hall, lounge/diner, fitted and part integrated kitchen, modern shower room with a walk in shower enclosure and two double bedrooms.

The property features gas central heating and double glazing, there is off street parking on the front driveway and a rear garden extending approximately 100ft laid mainly to lawn.

Council Tax Band D.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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